

MINUTES

SELECT BOARD – JOINT WITH AFFORDABLE HOUSING TRUST

Meeting: Monday, September 27, 2021, 5:30 PM

Location: Eastham Town Hall – Earle Mountain Room

Present: Arthur Autorino, Chair; Aimée Eckman, Vice Chair; Jamie Demetri; Jacqui Beebe, Town Administrator; Richard Bienvenue, Assistant Town Administrator/Finance Director;

Remote Participation: Alexander Cestaro, Clerk; Jared Collins;

Affordable Housing Trust Members: Carolyn McPherson, Chair; Bonnie Nuendel; Aimée Eckman

Arthur Autorino called the meeting to order at 5:30 PM.

PUBLIC / SELECT BOARD INFORMATION

None

WORK SESSION

HOUSING PRESENTATIONS AND DISCUSSION *(the presentations and discussions can be viewed and heard on the Town Website at www.eastham-ma.gov)*

Draft Housing Production Plan (HPP) – Paul Lagg, Community Development Director and Karen Sunnarborg, Consultant

Paul Lagg introduced the Consultant, Karen Sunnarborg. Karen advised that this is the 2nd update to the plan and it will be sent to obtain state approval. State approval will allow greater local control over affordable housing.

The Select Board reviewed the plan in greater detail with Karen and Paul. Paul advised that the HPP has been adopted by the Planning Board and must be adopted by the Select Board before being sent to the State for final approval.

Affordable Housing Trust – Carolyn McPherson, Chair

Carolyn McPherson reviewed the programs offered by the Affordable Housing Trust in detail with the Board. The programs have been set up in 3 main categories:

1. Preservation Programs
 - a. Housing Emergency Loan Program
 - b. Property Acquisitions to Preserve Affordable Units
2. Support Programs
 - a. Rental Assistance Program
 - b. Lease to Own
 - c. Closing Cost Assistance
3. Creation Programs
 - a. New Construction Funding
 - b. Seasonal to Year Round Property Conversion
 - c. Motel Conversion to Affordable Housing

Carolyn also reviewed the recommendations for the HPP made by the Affordable Housing Trust from 2016 through 2021 and the current status for each recommendation.

Overview of Possible Options to meet the Goals of the Housing Production Plan (HPP) Select Board Goals for Workforce Housing – Jacqui Beebe, Town Administrator and Rich Bienvenue, Assistant

Town Administrator/Finance Director

Jacqui Beebe reviewed the recommendations outlined in the agenda packet which includes:

1. Strategies
 - a. New Policy
 - b. Programs
 - c. Raising Income guidelines
 - d. Re-development of existing already built properties
 - e. Special legislation
 - f. Zoning changes
 - g. Setting aside town-owned land
2. Programs
 - a. Down payment and closing cost assistance
 - b. Housing “Buy Down” program
 - c. Displacement prevention program
 - d. Resident taxpayer relief program
 - e. Incentivize part-time resident taxpayers to rent year-round rather than short-term program
 - f. Solicitation of housing stock and funds
3. Policy/Legislation
 - a. Increase income limits for expenditure of CPA funds for housing & the affordable housing trust or create “housing trust” policy
 - b. Zoning changes in process with zoning task force
 - c. Incentivize the development of accessory dwelling units for year-round housing program
 - d. ADU septic exchange program
4. Menu of Existing & Potential Housing Services
 - a. Rental assistance program
 - b. Resident taxpayer relief program
 - c. 2nd home-owner rental program
 - d. ADU septic exchange program
 - e. Closing cost assistance program
 - f. Down payment assistance program
 - g. Housing buy-down program
 - h. Site conversion program
 - i. Property acquisition
 - j. Active solicitation of contributions
 - k. Active solicitation of private development

Jacqui also brought to the attention of the Board the Bill for use of CPA Funds with limits to 200% and an Editorial included in the agenda packet. These represent options being presented by Towns on the Cape.

Discussion and Prioritization by the Select Board

Aimée Eckman made a motion to adopt the Housing Production Plan for 2021

Alexander Cestaro seconded the motion

ROLL CALL VOTE: Arthur Autorino, Yes; Aimée Eckman, Yes; Jared Collins, Yes; Jamie Demetri, Yes; Alexander Cestaro, Abstain

The Board would like us to proceed now with the hiring process of the Housing Coordinator. The

position was planned to be part-time in the budget.

Immediate Next Steps

Jamie Demetri suggested that we look at all of the options presented and identify the ones we can tackle first and soon to have as immediate an impact as possible. Jacqui confirmed that the source of funding for any of these programs is the increase in the short term rental tax and the housing funding in the Family Support Package.

The Board agreed that they liked all the options presented but to proceed, the Board should:

1. Prioritize options in categories – what needs to be an article at Town Meeting, what needs legislative approval and what can we tackle now.
2. Develop a timeline to the May 2022 Annual Town Meeting to lay out the steps needed
3. Schedule on a future Select Board agenda to review 1 and 2 in further detail – target October 18, 2021 meeting

The Zoning Task Force will be needed for some of these options noted and Paul Lagg will coordinate with them.

MINUTES

Approve Minutes

Monday, September 13, 2021 – Regular Session

Monday, September 13, 2021 – Executive Session (Hold to the October 4, 2021 meeting)

Aimée Eckman made a motion to approve the September 13, 2021 Regular Session minutes

Jamie Demetri seconded the motion

ROLL CALL VOTE: Arthur Autorino, Yes; Aimée Eckman, Yes; Jared Collins, Yes; Jamie Demetri, Yes; Alexander Cestaro, Abstain

NEW/UPCOMING AGEND ITEMS AND NEEDED FOLLOW-UP ON PREVIOUS ITEMS

All agreed that the items identified tonight are the items to be focused on at this time.

ADJOURNMENT

Aimée Eckman made a motion to adjourn at 7:35 PM

Jamie Demetri seconded the motion

ROLL CALL VOTE: Arthur Autorino, Yes; Aimée Eckman, Yes; Jared Collins, Yes; Jamie Demetri, Yes; Alexander Cestaro, Yes

Respectfully submitted,



Laurie Gillespie-Lee

Public documents for this meeting can be viewed on the town website through this link:

https://www.eastham-ma.gov/sites/g/files/vyhlif4371/f/uploads/09-27-2021_select_board_packet.pdf